

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

In Re:	:
	: Chapter 13
Rhonda M. Stratton	: Case No. 18-12684-JKF
	:
Debtor,	:
<hr/>	:
<hr style="border-top: 1px dashed black;"/>	:
U.S. Bank Trust National Association as	:
Trustee of the Chalet Series IV Trust	:
	:
Movant,	:
v.	:
	: Courtroom # 3
Rhonda M. Stratton	:
	:
Debtor,	:
And	:
	:
Scott F. Waterman, Esquire	: 11 U.S.C. §362(d) and §1301
Trustee,	:
	:
Respondent.	:
	:

ORDER MODIFYING §362 AUTOMATIC STAY

Upon the Certification of Default by PARKER McCAY P.A., attorneys for U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust (“Movant”) for default under a prior agreement, and for relief from the automatic stay and co-debtor stay as to certain real property as hereinafter set forth, and for cause shown;

1. The automatic stay of Bankruptcy Code section 362(a) and co-debtor stay of section 1301 are vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant's rights in the following property described below to the extent and in the manner provided by any applicable contract documents and non-bankruptcy law.

3308 Haverford Avenue, Philadelphia, PA 19104

2. ~~ORDERED~~ that Rule 4001(a)(3) is not applicable and Movant may

~~immediately enforce and implement this Order granting relief from the automatic stay and
creditor stay.~~

3. The Notice and filing requirements of FRBP 3002.1(b & c) are no longer
applicable to Movant's claim.

DATED: 12/11/19



Honorable Jean K. FitzSimon
United States Bankruptcy
Eastern District of Pennsylvania

Movant's Attorney:
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DEBTOR'S ATTORNEY – SERVED ELECTRONICALLY

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DEBTOR – SERVED VIA REGULAR MAIL

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PARTY IN INTEREST – SERVED VIA REGULAR MAIL

SCOTT F. WATERMAN
Chapter 13 Trustee
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CHAPTER 13 TRUSTEE-SERVED ELECTRONICALLY